

# **AGENDA**

August 31, 2022

## **PLANNING COMMISSION/BOARD OF ZONING APPEALS**

7:00 PM

Roll Call

Minutes

Meeting of May 2, 2022

Cases

### CASE NO. 2022-207

James and Stacey Gibson, the property owners of 6755 Hudson Parkway, are seeking a variance to Zoning Code Section 154.14. Mr. and Mrs. Gibson's property has two front yards, and the variance, if approved, would allow a proposed side yard fence to extend 24' into the Hudson Parkway front yard.

### CASE NO. 2022-208

Brandon Guttman is the property owner of 9091 Ambercreek Drive and is seeking variances from Zoning Code Sections 154.12 and 154.51. The variances, if approved, would allow for the construction of a 2,556 square foot detached garage with an overall height of 24'. The Village Code permits a detached garage to have a floor area of 800 square feet and 16' tall.

New Business

Adjournment

**MINUTES OF THE REGULAR MEETING OF THE  
AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION  
MONDAY, MAY 2, 2022**

Chairperson Richard Bardach called to order the regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission at the Amberley Village Municipal Building in Council Chambers on Monday, May 2, 2022 at 7:00 p.m.

Roll was taken as follows:

**PRESENT:**

Rich Bardach  
Scott Wolf  
Susan Rissover  
Scott Rubenstein  
Rick Lauer

**ALSO PRESENT:**

Andrew Kaake, Village Solicitor  
Wes Brown, Zoning Administrator  
Scot Lahrmer, Village Manager  
Tammy Reasoner, Clerk of Council

Chairperson Bardach welcomed everyone to the meeting and led those in attendance in the Pledge of Allegiance.

Mr. Bardach asked if there were any corrections to the minutes of the April 4, 2022 meeting. There being none, the minutes were accepted as submitted.

**CASE NO. 2022-70**

Mr. Brown introduced Case No. 2022-70, in which John and Catherine Burns, the property owners of 7500 Fernwood Drive, are seeking a variance to Village Zoning Code Section 154.28 (A). If approved, the variance would allow for a covered porch to be constructed on the rear of the house 44' from the rear property line (6' into the required rear yard).

Mr. Kent Roush of 4142 Airport Road introduced himself as the architectural contractor for the Burns' project, and said he kept the addition small as he knew it would require a variance. He said he had deliberately kept the pool close to the house and the rear porch attached to the house in order to minimize the need for additional variances. He said the yard is smaller than others in the neighborhood, which necessitated the need for the variance request.

Mr. Lauer stated the yard was shallow unlike most yards in Amberley Village, which are much farther apart from their neighbors.

Mr. Rubenstein said the addition will be difficult for anyone else to see, and he had no issues with the request.

Mr. Wolf said he felt the addition would be a nice improvement to the property.

Ms. Rissover moved to approve the variance request to allow for a covered porch to be constructed on the rear of the house 44' from the rear property line (6' into the required rear yard). Seconded by Mr. Wolf, the motion passed unanimously.

### **CASE NO. 2022-71**

Mr. Brown introduced Case No. 2022-71, in which Michael and Lori Heaton, the property owners of 7600 Ridge Road, are seeking variances to Village Zoning Code Section 154.14 (A). The variances would allow for 54' of 6' high Simtek fencing to be installed in the front yard, approximately 32' from the right of way line for Ridge Road.

Mr. and Mrs. Heaton were present in Chambers, and Mr. Heaton said their hope was to buffer traffic noise and create privacy for the pool located in their back yard, which runs along Ridge Road.

Mr. Wolf asked if shrubs would create the same result.

Ms. Rissover asked if there was a variance for the current fence, to which Mr. Brown responded there was. Mr. Heaton said the variance request for the 72" was due to the fact that this is the only height available in the Simtek selected for the property.

Ms. Rissover asked if there was any evidence to support that Simtek would aid in blocking sound. Mr. Heaton said there was not, but that they were equally interested in the fence for privacy.

Mr. Wolf asked if there would be landscaping in the plans, to which Mr. Heaton said yes.

Chairperson Bardach asked if there had been any feedback from residents. Mr. Lahmer reported there had been a few calls, but no correspondence to share.

Ms. Rissover expressed concern over the precedent that would be set if the higher fence was approved. She suggested that perhaps the Heatons could achieve the same effect with fast-growing vegetation.

Mr. Heaton said they had tried growing vegetation along Ridge, but had been unsuccessful due to the topography and other vegetation along the road.

Mr. Lauer said he had no problem with the fence based on the proposed position, but the height of the fence was precedent-setting and a concern. He suggested he would support the variance for the fence, but not for the 6' height. Ms. Rissover and Mr. Rubenstein both agreed.

Ms. Rissover suggested privacy panels that were attached to the house might be an option. Mr. Brown said this would be closer to the house, and Mr. Heaton said it would cut off access to the patio given the position.

Mr. Lauer said he would allow the fence if it were four and a half feet in height, and moved for passage of the variance to allow a four and a half foot fence to be constructed in the front yard, on the existing landscaping berm located approximately 32' from the right of way line for Ridge Road as shown on the plans submitted to the BZA. Seconded by Mr. Rubenstein, the motion passed unanimously.

Mr. Lauer moved to pass the second variance, which would allow for a 6" fence. The motion was not seconded, and was denied.

Plans for the approved 54" fencing are to be submitted to Village Administration staff prior to construction.

## **NEW BUSINESS**

Mr. Lahrmer stated the Planning Commission/Board of Zoning Appeals was due to select both a chairperson and a vice chairperson. Mr. Wolf moved that Richard Bardach be selected to continue as chair and Ms. Rissover to continue as vice chair. Seconded by Mr. Lauer, the motion passed unanimously.

Mr. Wolf announced that this would be his last meeting as a member of the Planning Commission/Board of Zoning Appeals, as he had submitted his official resignation. He said he had first lived in Amberley Village from the ages of five - 23 years old, and then moved back to the Village 26 years ago with three young children because he knew it was a safe and healthy environment. Mr. Wolf served as president of the JCC for three years, and said it was a dream to have it here in the Village and that he was proud of his involvement. He also held the president position at Adath Israel for two years, and said both he and his wife were fortunate to have had so much involvement in their community. He said he was proud of his role in securing an arrangement with Mount Notre Dame High School at Amberley Green, and commended Mr. Lahrmer in his patience and finesse with development at the North Site. He thanked the community for its faith in both him and his wife, Vice Mayor Natalie Wolf.

Mr. Wolf thanked staff and Village Manager Scot Lahrmer for doing a great job, as well as the members of the Planning Commission, saying their relationship was unique in that they never discussed cases in advance of the meetings and despite their varied political views, they were always civil, even in disagreement.

Mr. Lahrmer announced there would be a recognition of both Mr. Wolf and Vice Mayor Wolf at the May Council meeting on May 9, 2022 with a reception immediately following.

There being no other new business, Chairman Bardach announced the meeting was adjourned at 7:32 p.m.

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Tammy Reasoner, Clerk of Council

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Richard Bardach, Chairperson



7149 Ridge Road  
Amberley Village, OH 45237

513-531-8675 *phone*  
513-531-8154 *fax*

[amberleyvillage.org](http://amberleyvillage.org)

PLANNING COMMISSION  
MEETING NOTICE

WHEN: August 31, 2022 at 7:00 PM  
WHERE: Amberley Village Municipal Building, 7149 Ridge Road  
FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals on **Wednesday, August 31**, at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. The public meeting will be held to review the following items:

James and Stacey Gibson, the property owners of 6755 Hudson Parkway, are seeking a variance to Zoning Code Section 154.14. Mr. and Mrs. Gibson's property has two front yards, and the variance, if approved, would allow a proposed side yard fence to extend 24' into the Hudson Parkway front yard.

If you are interested in reviewing the applications, you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building, 7149 Ridge Road, or you may attend the **August 31** Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at 513-531-8675.

cc: *James & Stacy Gibson, 6755 Hudson Parkway*  
*Katherine Cantman, 6765 Hudson Parkway*  
*Robert Uphaus & Joanne Grueter, 6725 Hudson Parkway*  
*Jacob & Elsie Suer, 6744 Hudson Parkway*  
*James & Mary Valentine, 6750 Hudson Parkway*  
*Jerome & Ellen Lorentz, 6700 Ridge Road*



7149 Ridge Road  
Amberley Village, OH 45237

513-531-8675 *phone*  
513-531-8154 *fax*

[amberleyvillage.org](http://amberleyvillage.org)

## **Amberley Village Planning Commission Staff Report**

August 31, 2022

### **Subject:**

6755 Hudson Parkway

### **Variance:**

Front Yard Fence

**Item:** Case#2022-207

**Variance Request:** James and Stacey Gibson, the property owners of 6755 Hudson Parkway, are seeking a variance to Zoning Code Section 154.14. Mr. and Mrs. Gibson's property has two front yards, and the variance, if approved, would allow a proposed side yard fence to extend 24' into the Hudson Parkway front yard.

**Zoning Code Review: 154.14 Fences, Walls and Hedges.** (A) Notwithstanding other provisions of this Zoning Code, fences and walls not exceeding four and one-half feet in height may be permitted in any required side or rear yard, provided that no fence or wall shall be permitted in any part of a front yard.

**Variance Review:** Mr. and Mrs. Gibson's property at 6755 Hudson Parkway is located between Hudson Parkway and Lakeview. Their property is Zoned Residence A and is just under one acre, with two front yards.

Due to the hardship created by having two front yards, Mr. and Mrs. Gibson are seeking a variance to Zoning Code Section 154.14. If approved, the variance would allow a portion of the Hudson Parkway front yard to be fenced in. The letter to the Board states, when looking at the house, the Hudson Parkway front yard would be the back of the house.

The letter to the Board also states that they have two small dogs and are proposing to fence their side yard (north side) as well as a small portion of their Hudson Parkway front yard for the safety of the dogs while outside. Also, if the variance is not approved, they could only fence the side of the house, giving the dogs a small area, approximately 600 square feet, and the approval of the variance would allow the fenced area to increase to 816 square feet.

The proposed fencing would be a 4' high ornamental black aluminum fence enclosing the side yard and extending 24' into the Hudson Parkway front yard. The letter states the proposed fencing would be approximately 64" from Hudson Parkway and there is a row of hedges that would help screen the fence from the street.

Village Code Section 154.14, states that fences are permitted in a side or rear yard, but does not permit fences in any part of a front yard. Therefore, the variance is required for the fence to extend into the

Hudson Parkway front yard.

**Project Recommendations:** The project is to be considered on its merits.

Amberly Village Board of Zoning Appeals  
7149 Ridge Road  
Cincinnati, OH 45237

The Gibson's of 6755 Hudson Parkway are requesting the Amberley Village Planning Commission and Board of Appeals allow for a fence variance for their property due to the hardship created by having two "front" yards due to the position of the house between Hudson Parkway and Lakeview.

While we understand the rules regarding what a front yard is, if you actually look at the house there is a distinct front (the side facing Lakeview) and "back" of the house (the side facing Hudson), and the area which we ask for the variance is in the "back" portion.

The reason for the variance is that we have two small rescued dogs that are both 9 years old and the dogs have always had a fenced in yard since their adoption. We do not believe they would adapt well to an invisible fence, nor would an invisible fence impede the magnitude of deer crossing, sleeping and or grazing in our yard on a daily basis. We have already had one incident between a deer and one of our dogs.

We ask for a variance to the zoning laws also because the only available entrance on the side of the house is located on the west side of the structure. The east side of the house does not have an entrance.

If the variance is not granted, the largest fence we could put in would cover approximately 600 sq ft.. We are asking for an additional 816 sq feet (24x34) of fenced-in space to be allowed between the corner of the house and Hudson Parkway.

The fence is a 4ft high quality ornamental black aluminum which would be professionally installed. We have already purchased and they have completed a survey of the property lines to ensure the fence is built only on our property. In total the fence still covers a relatively small area.

While the fence material is very nice, we have the additional benefit of having a row of hedges that goes from our driveway entrance all the way west to the property line which will act as a buffer for those driving on Hudson Parkway. It should be noted that as proposed there will be approximately 64 ft between the proposed fence line and Hudson Parkway.

We have included a diagram outlining the proposed variance as well as pictures showing the proposed outline of the fence. We believe this is the best and safest option available for all involved.

Thank you for your time in consideration of this matter.

Sincerely,

  
Stacey and Jim Gibson



Online Property Access

**Parcel ID** 526-0011-0012-00 **Address** 6755 HUDSON PW **Index Order** Parcel Number **Tax Year** 2021 Payable 2022

## Property Information

|                                                                                                                              |                                                                                                                                               |                            |
|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <b>Tax District</b>                                                                                                          | 017 - AMBERLEY-CINTI CSD                                                                                                                      | <b>Images/Sketches</b><br> |
| <b>School District</b>                                                                                                       | CINCINNATI CSD                                                                                                                                |                            |
| <b>Appraisal Area</b>                                                                                                        | 52611 - AMBERLEY 11                                                                                                                           | <b>Auditor Land Use</b>    |
|                                                                                                                              |                                                                                                                                               | 510 - SINGLE FAMILY DWLG   |
| <b>Owner Name and Address</b>                                                                                                | <b>Tax Bill Mail Address</b>                                                                                                                  |                            |
| GIBSON JAMES EDWARD & STACEY ANN<br>6755 HUDSON PKWY<br>CINCINNATI OH 45213<br>(call 946-4015 if incorrect)                  | GIBSON JAMES EDWARD & STACEY ANN<br>6755 HUDSON PKWY<br>CINCINNATI OH 45213<br>(Questions? 946-4800 or<br>treasurer.taxbills@hamilton-co.org) |                            |
| <b>Assessed Value</b>                                                                                                        | <b>Effective Tax Rate</b>                                                                                                                     | <b>Total Tax</b>           |
| 52,500                                                                                                                       | 77.791353                                                                                                                                     | \$3,734.58                 |
| <b>Property Description</b><br>BETWEEN HUDSON-LAKEVIEW 158.17X207 IR LTS 51TH 53 PT LT 50 LAKEWOOD PARK SUB PARS 12TH14 CONS |                                                                                                                                               |                            |

## Appraisal/Sales Summary

|                    |                           |
|--------------------|---------------------------|
| Year Built         | 1930                      |
| Total Rooms        | 8                         |
| # Bedrooms         | 3                         |
| # Full Bathrooms   | 2                         |
| # Half Bathrooms   | 1                         |
| Last Transfer Date | 2/9/2022                  |
| Last Sale Amount   | \$639,000                 |
| Conveyance Number  | 293944                    |
| Deed Type          | WD - Warranty Deed (Conv) |
| Deed Number        |                           |
| # of Parcels Sold  | 1                         |
| Acreage            | 0.640                     |

## Tax/Credit/Value Summary

|                          |                   |
|--------------------------|-------------------|
| <b>Board of Revision</b> | <b>YES(21)</b>    |
| Rental Registration      | No                |
| Homestead                | No                |
| Owner Occupancy Credit   | No                |
| Foreclosure              | No                |
| Special Assessments      | No                |
| Market Land Value        | 98,720            |
| CAUV Value               | 0                 |
| Market Improvement Value | 51,280            |
| Market Total Value       | 150,000           |
| TIF Value                | 0                 |
| Abated Value             | 0                 |
| Exempt Value             | 0                 |
| <b>Taxes Paid</b>        | <b>\$3,734.58</b> |
| Tax as % of Total Value  | 2.353%            |

## Notes

\*\* 4/14/21 BOR #20-050463 DECREASE TO 150,000 JW

## I Want To...

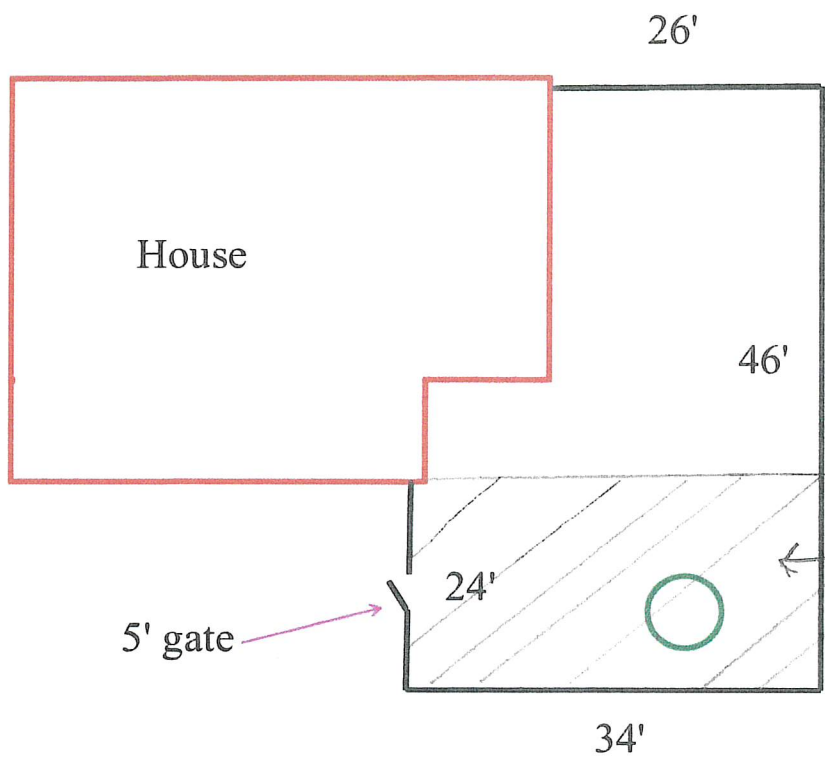
Start a New Search  
 Email the Auditor  
 View the Online Help  
 Auditor's Home

## View:

Property Summary  
 Appraisal Information  
 Levy Information  
 Transfer  
 Value History  
 Board of Revision  
 Payment Detail  
 Tax Distributions  
 Images  
 Special Assessment/Payoff  
 Tax Lien Certificates  
 CAGIS Online Maps  
 Aerial Imagery  
 Owner Names

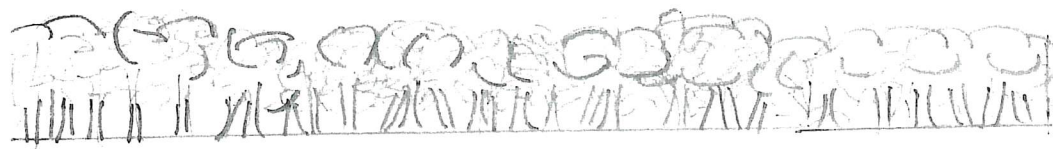
## Print:

Current Page  
 Property Report



Property Line

Proposed Variance

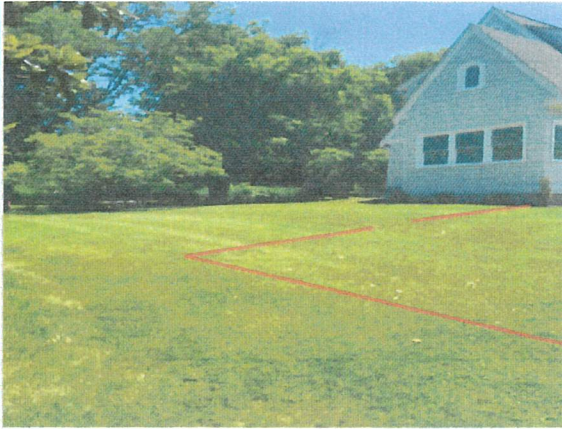


Tall Bushes

Hudson Parkway



Comments:



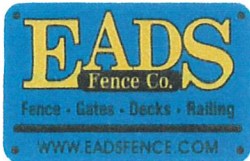
Comments:



Comments:

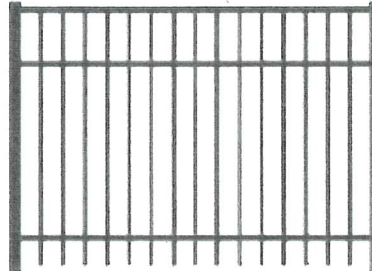
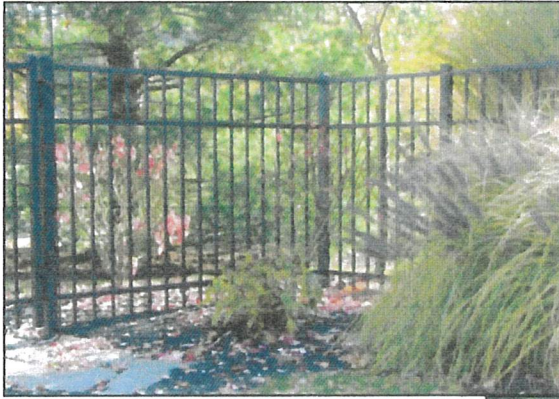


Comments:



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## ORNAMENTAL ALUMINUM FENCE



**FLAT-TOP**

**4' HIGH BLACK &  
BRONZE IN STOCK**

Limited lifetime manufacturers warranty



|             | Panel Length | Panel Height | Picket Size | Rail Top Wall | Rail Side Wall | Standard Post | Picket Spacing | Post Spacing on Center |
|-------------|--------------|--------------|-------------|---------------|----------------|---------------|----------------|------------------------|
| Residential | 71-15/16"    | 48" & 60"    | 5/8" x .05" | 1" x .06"     | 1" x .055"     | 2" x .060"    | 3-13/16"       | 72"                    |

**FULLY WELDED  
FLAT OR  
ARCHED GATES**





7149 Ridge Road  
Amberley Village, OH 45237

513-531-8675 *phone*  
513-531-8154 *fax*

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PLANNING COMMISSION  
MEETING NOTICE

WHEN: August 31, 2022 at 7:00 PM  
WHERE: Amberley Village Municipal Building, 7149 Ridge Road  
FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals on **Wednesday, August 31**, at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. The public meeting will be held to review the following item:

Brandon Guttman is the property owner of 9091 Ambercreek Drive and is seeking two variances from Zoning Code Sections 154.12 and 154.51. The variances, if approved, would allow for the construction of a 2,556 square foot detached garage with an overall height of 24'. The Village Code permits a detached garage to have a floor area of 800 square feet and 16' tall.

If you are interested in reviewing the application, you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building, 7149 Ridge Road, or you may attend the **August 31** Board of Zoning Appeals public meeting. If you have any questions, please feel free to contact Scot Lahrmer at 513-531-8675.

cc: *Brandon Guttman, 9091 Ambercreek Drive*  
*Bryan & Molly Krueger, 9071 Ambercreek Drive*  
*Kenneth & Peiyan Berman, 9090 Ambercreek Drive*  
*Christina Traiforos, 9110 Ambercreek Drive*  
*Erik & Dani Zander, 9030 Ambercreek Drive*  
*Andrew & Ariella Cohen, 9131 Ambercreek Drive*  
*Michael & Danielle Schrenk, 9607 Ambercreek Drive*  
*Alvin Meisel & Faye Levine, 3360 Legacy Trace*  
*Craig & Celia Cappozzo, 9074 Ridgeway Close*  
*Cynthia Guttman, 9051 Rolling Ridge Court*



7149 Ridge Road  
Amberley Village, OH 45237

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513-531-8154 *fax*

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## **Amberley Village Planning Commission Staff Report**

August 31, 2022

### **Subject:**

9091 Ambercreek Drive

### **Variance:**

Detached Garage - size and height

**Item:** Case#2022-208

**Variance Request:** Brandon Guttman is the property owner of 9091 Ambercreek Drive and is seeking variances from Zoning Code Sections 154.12 and 154.51. The variances, if approved, would allow for the construction of a 2,556 square foot detached garage with an overall height of 24'. The Village Code permits a detached garage to have a floor area of 800 square feet and 16' tall.

**Zoning Code Review: 154.12 Accessory Structures.** (A) (4) Except as otherwise provided in the zoning code, individual enclosed accessory structures that are not open to the sky, either wholly or partially, such as sheds, garages, garden buildings, and pool houses, shall not cover a total of more than 200 square feet of floor area. Floor area means the area of the ground floor of the structure that creates a footprint of the structure on the property. A detached garage shall not cover more than 800 square feet, or more than 50% of the floor area of the principal structure, whichever is less. A detached garage is an enclosed accessory structure used for storage, including but not limited to the parking or storage of vehicles, that is not connected to the principal structure by means of an above ground structure, material, or equipment. No combination of accessory structures, whether enclosed or open to the sky, shall have an aggregate floor area greater than 50% of the principal structure, or greater than 50% of the required rear yard, whichever is less.

**154.51 Height Requirements** (A) (2) Accessory Structures in residential areas may not exceed 16 feet in height or up to the same height as the principal structure, whichever is less.

**Variance Review:** Mr. and Mrs. Guttman's property at 9091 Ambercreek Drive is a 1.7 acre parcel in the Rollman Reserve Subdivision, zoned Residence A.

Mr. and Mrs. Guttman are proposing to build a detached 6 car garage in their side yard to utilize the existing driveway. The proposed garage would be 2,556 square feet (71'x36') in floor area, 24' in height and located 20' from the east property line, with the garage doors facing west into the property.

The letter to the Board states that the garage is needed due to the need for additional vehicle parking (now and in the future) and the need for additional storage. The letter also states that storage items continue to spill into the driveway and yard and the additional parking is for their vehicles and, in the future, as their four sons become of driving age.

Mr. Guttman has stated that the design of the garage is to match that of the house in look, feel and material. Mr Guttman has also stated that he plans to add additional landscaping such as arborvitae, pines and viburnums to further screen the garage from both the street and from the neighbors.

The Village Code Section 154.12, permits a detached garage to have a floor area of 800 square feet and Section 154.51 permits an accessory structure to have an overall height of 16'. Therefore, Mr. Guttman is seeking the variances from the Village Zoning Code.

Zoning Code 154.121 (A), states, the village recognizes that some structures could be constructed in excess of the restrictions set forth in § 154.12 while still promoting the village's goals of maintaining an attractive appearance, property values, and residential character, and that many properties are unique such that no rule will apply equally to all properties. It is the village's intent to allow for some structures which may exceed said restrictions as long as the Board of Zoning Appeals determines that the structures are of an appropriate size, height, construction, dimensions, and appearance, so as not to detract from the stated goals.

Therefore, as both variances are required for the garage to be constructed as proposed, the Board, per Code Section 154.121, can allow structures to exceed the restrictions in 154.12. As long as the Board determines that the structures are of an appropriate size, height, construction, dimension and appearance, so as not to detract from the stated goals of the code.

Other considerations in Code Section 154.121, for approving a structure that exceeds the restriction of 154.12 are:

The construction and use of the structure will not be detrimental to the peaceful use and occupancy of nearby properties. The construction and use of the structure will not have a detrimental effect upon the property values in the neighborhood. The design and appearance of the structure will not have an adverse impact on the residential quality of the neighborhood.

If the variances are approved, the project will need Rollman Reserve HOA approval before construction begins.

**Project Recommendations:** The project is to be considered on its merits.

Date: 8/15/2022

Mr. Scot F. Lahrmer  
Village Manager  
7149 Ridge Road  
Cincinnati, OH 45237

RE: Zoning Approval - Variance

Dear Mr. Lahrmer:

I hereby request a zoning approval for:

DETACHED GARAGE (SEE ATTACHED)

The structure is proposed at the following address:

9091 AMBERCREEK DRIVE 45237

I certify the attached plat and measurements are accurate.

Sincerely,

BRANDON GUTTMAN

Contractor's Name

9091 AMBERCREEK DRIVE

CINCINNATI, OH 45237

Contractor's Address

513-600-9990

Telephone Number



Homeowner's Signature

BRANDON GUTTMAN

Homeowner's Printed Name

513-600-9990

Telephone Number (daytime)

8/15/2022

To Whom it May Concern,

I am applying to build a detached garage at my house. It will be a six-car garage. We are currently maxed-out on space for vehicles and plan on having more in the future because my four sons are coming up on driving age, and because MJ and I have plans for additional vehicles.

We are also running out of convenient storage room and items are continually "spilling out" into the driveway and yard.

The design intent of the garage is to match our house in look, feel, and materials.

I have provided a site plan which complies with setbacks and site-related requirements, an architectural plan, and renderings showing what the garage will look like, including for passerby's on the street. We have always done a great job with screening and beautiful landscaping, and this will live up to those standards.

More specifically, while the pictures and renderings show a lot of existing landscaping in this area, I am committed to adding as much new landscaping as necessary/recommended to ensure that the garage view will not be an issue to my adjacent neighbor or to anyone from a street view. My favorite plant to use for this purpose is arborvitaes. They are the most attractive conifer in my opinion, they grow thick, tall, and opaque, and they keep their emerald green color year-round very well. I also intent to supplement with more standard pines, as well as viburnums. It is fully my intent to be a good neighbor and to keep the garage practically invisible for all intents and purposes to everyone but the residents and guests of my house. This is very important to me. I am happy to commit to a specific set of guidelines or plant counts on this landscaping, but also want to assure you that it will be a personal point of pride to me make the above commitments happen.

This garage is larger than code allows and it is taller. We believe that the height and size will fit in nicely from a scale standpoint with the house itself and with the size of the yard/property.

Thank you for your consideration,

Brandon Guttman



Online Property Access

**Parcel ID**

526-0110-0243-00

**Address**

9091 AMBERCREEK DR

**Index Order**

Parcel Number

**Tax Year**

2021 Payable 2022

**Property Information**

|                                                                                                |                                                                                                                                                                                           |                                                                                                              |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>Tax District</b>                                                                            | 017 - AMBERLEY-CINTI CSD                                                                                                                                                                  | <b>Images/Sketches</b><br> |
| <b>School District</b>                                                                         | CINCINNATI CSD                                                                                                                                                                            |                                                                                                              |
| <b>Appraisal Area</b>                                                                          | 52614 - AMBERLEY 14                                                                                                                                                                       | <b>Auditor Land Use</b>                                                                                      |
|                                                                                                |                                                                                                                                                                                           | 510 - SINGLE FAMILY DWLG                                                                                     |
| <b>Owner Name and Address</b>                                                                  | <b>Tax Bill Mail Address</b>                                                                                                                                                              |                                                                                                              |
| GUTTMAN BRANDON K<br>9091 AMBERCREEK DR<br>CINCINNATI OH 45237<br>(call 946-4015 if incorrect) | GUTTMAN BRANDO K<br>9091 AMBER CREEK DR<br>CINCINNATI OH 45237<br>(Questions? 946-4800 or<br><a href="mailto:treasurer.taxbills@hamilton-co.org">treasurer.taxbills@hamilton-co.org</a> ) |                                                                                                              |
| <b>Assessed Value</b>                                                                          | <b>Effective Tax Rate</b>                                                                                                                                                                 | <b>Total Tax</b>                                                                                             |
| 444,030                                                                                        | 77.791353                                                                                                                                                                                 | \$29,936.10                                                                                                  |
| <b>Property Description</b>                                                                    |                                                                                                                                                                                           |                                                                                                              |
| NS AMBERCREEK DR LOT 26-A 1.7127 AC ROLLMAN RESERVE SUB PHASE 2-C                              |                                                                                                                                                                                           |                                                                                                              |

**Appraisal/Sales Summary**

|                    |                           |
|--------------------|---------------------------|
| Year Built         | 2009                      |
| Total Rooms        | 18                        |
| # Bedrooms         | 6                         |
| # Full Bathrooms   | 6                         |
| # Half Bathrooms   | 3                         |
| Last Transfer Date | 10/17/2008                |
| Last Sale Amount   | \$0                       |
| Conveyance Number  |                           |
| Deed Type          | NS - New Subdivision (EX) |
| Deed Number        | 169324                    |
| # of Parcels Sold  | 6                         |
| Acreage            | 1.713                     |

**Tax/Credit/Value Summary**

|                          |             |
|--------------------------|-------------|
| Board of Revision        | No          |
| Rental Registration      | No          |
| Homestead                | No          |
| Owner Occupancy Credit   | Yes         |
| Foreclosure              | No          |
| Special Assessments      | No          |
| Market Land Value        | 252,210     |
| CAUV Value               | 0           |
| Market Improvement Value | 1,016,470   |
| Market Total Value       | 1,268,680   |
| TIF Value                | 0           |
| Abated Value             | 0           |
| Exempt Value             | 0           |
| <b>Taxes Paid</b>        | \$29,936.10 |
| Tax as % of Total Value  | 2.353%      |

**Notes**

1) 12-29-08 NEW PARCEL CREATED F/187TH189,241 FOR 2009

**I Want To...**

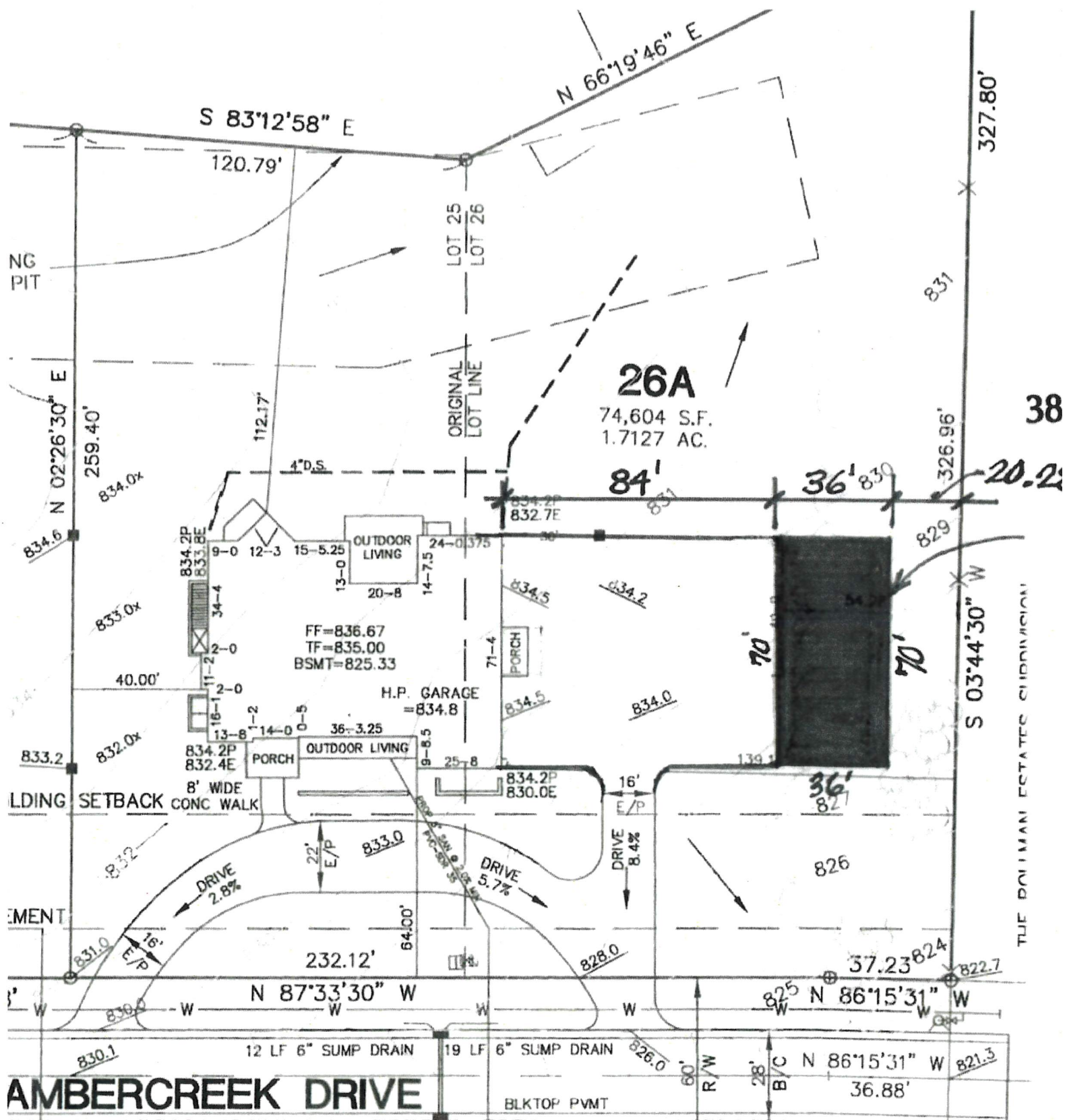
Start a New Search  
Email the Auditor  
View the Online Help  
Auditor's Home

**View:**

Property Summary  
Appraisal Information  
Levy Information  
Transfer  
Value History  
Board of Revision  
Payment Detail  
Tax Distributions  
Images  
Special Assessment/Payoff  
Tax Lien Certificates  
CAGIS Online Maps  
Aerial Imagery  
Owner Names

**Print:**

Current Page  
Property Report





GUTTMAN DETACHED GARAGE | STREET VIEWS

GUTTMAN RESIDENCE | 9091 AMBERCREEK DRIVE | CINCINNATI, OH 45237

DATE: AUGUST 15, 2022

ALL DIMENSIONS AT ARE SHOWN TO FACE OF STUD OR CONCRETE, UNLESS NOTED OTHERWISE.  
DO NOT SCALE DRAWINGS, FIGURES SHALL TAKE PRECEDENCE IN ALL CASES OVER THE SCALE MEASUREMENTS ON THE DRAWINGS.

1) PROVIDE A MINIMUM OF (2) 24# PAST UNDER ALL HEADER BEARING POINTS, UNLESS NOTED OTHERWISE.

2) ALL STRUCTURAL LUMBER TO BE S.Y.P. #1 OR S.P.F. #1.

ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR MAKING PAYOUTS, AND DOING ALL THAT IS NECESSARY FOR APPLYING FOR OBTAINING PERMITS, PERMITS AND APPROVALS (BY ELECTRICAL BUREAU INC. ) AND ALL INSPECTION FEES, TAP AND HOOK UP FEES AND CHARGES FOR THE ELECTRICAL WORK.

3) HVAC (HEATING, VENTILATION, & AIR CONDITIONING) CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR ALL NECESSARY PERMITS, PERMITS AND APPROVALS (BY ELECTRICAL BUREAU INC. ) AND ALL INSPECTION FEES, TAP AND HOOK UP FEES AND CHARGES FOR THE HVAC WORK.

4) PLUMBING CONTRACTOR IS RESPONSIBLE FOR MAKING PAYOUTS, AND DOING ALL THAT IS NECESSARY FOR APPLYING FOR OBTAINING PERMITS, PERMITS AND APPROVALS (BY ELECTRICAL BUREAU INC. ) AND ALL INSPECTION FEES, TAP AND HOOK UP FEES AND CHARGES FOR THE PLUMBING WORK.

- [illegible]

FLASHING AT ALL ROOF TO WALL CONNECTIONS, INCLUDING CHIMNEYS AND DORMERS, AT WINDOW OR DOOR OPENINGS PER DETAIL AND AT DECK JOINTS. BOARDING

[illegible]

|                                               |
|-----------------------------------------------|
| <b>MAXIMUM STRUCTURAL MEMBER DEFLECTIONS:</b> |
| FLOOR JOISTS/ BEAMS = L / 360                 |
| WALLS = H / 240                               |
| ROOF BEAMS = L / 240                          |
| RAFTERS W/ CEILING = L / 240                  |
| RAFTERS W/O CEILING = L / 180                 |

**NOTE: LATERAL WALL  
(AND CORNER WALL)  
BRACING METHOD TO  
BE "CS-WSP"  
(CONTINUOUSLY  
SHEATHED WOOD  
STRUCTURAL PANEL)  
W/ 7/16" PLYWOOD  
SHEATHING TO BEING  
USED, ENTIRE  
STRUCTURE SHEATHED  
IN PLYWOOD  
SHEATHING.**

SEAL: \_\_\_\_\_

DRAWING #: **AI**

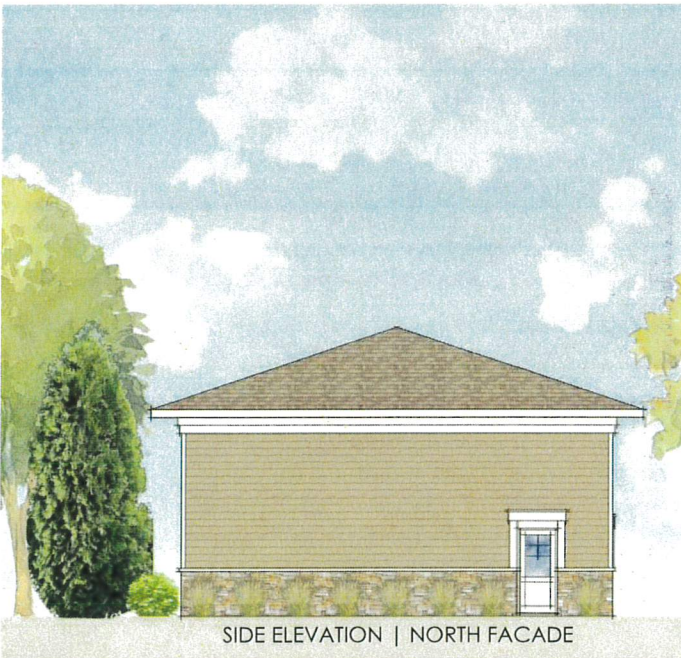
OF 1



FRONT ELEVATION | WEST FACADE



REAR ELEVATION | EAST FACADE



SIDE ELEVATION | NORTH FACADE



SIDE ELEVATION | SOUTH FACADE

SCALE: 1/16" = 1'-0"

|   |    |    |
|---|----|----|
| 0 | 16 | 32 |
|---|----|----|